



Industrial Unit TO LET

Unit J Summerfield Avenue, Chelston Business Park, Wellington, Somerset, TA21 9JF

- Within one mile of Junction 26 of the M5 motorway.
- Somerset's highest profile business park.
- Good quality detached unit, suitable for a variety of industrial and storage uses.
- Includes offices and enclosed yard.
- Warehouse 4,600 sq ft. 1st floor offices of 415 sq ft. Separate workshop of 935 sq ft..

New lease by arrangement at £33,800 pa.

Location

Unit J is located on Summerfield Avenue adjacent to its junction with Summerfield Way within Chelston Business Park, a popular, well established commercial centre comprising a variety of retail, trade counter, light industrial, production, warehouse and business units.

It is strategically located adjacent to the A38 and Junction 26 of the M5 motorway. The nearby town of provides a wide selection of shopping and leisure amenities, whilst the county town of Taunton is 5 miles to the north and Exeter is 28 miles to the south.

Description

A detached building of clear span steel framed construction with cavity brick faced and blockwork walls and insulated profiled steel cladding to the upper elevations and roof with the following features:-

- Warehouse with two electric vehicular loading doors off yard.
- Ground and first floor centrally heated offices.
- Powrmatic LPG heating to warehouse.
- 4.9m minimum eaves.
- Enclosed yard for loading and external storage.
- 3 phase electricity.
- Fire and intruder alarms.
- Separate workshop building in yard with offices.

Floor Areas

<u>Ground Floor</u>		
Warehouse & Offices	427.37 sq m	4,600 sq ft
<u>First Floor</u>		
Offices	38.55 sq m	415 sq ft
Total	465.92 sq m	5,015 sq ft
Workshop	86.87 sq m	935 sq ft

The ground floor area includes approx. 600 sq ft of offices, a kitchen and WCs.

Business Rates

The valuation office website shows the rateable value applied to Unit I and the adjacent Unit J to be £102,000. This will need to be split by the Valuation Office to separate the two buildings.

Energy Performance Certificate

The property has an Asset Rating of D(92). A full copy of the EPC is available upon request.

Terms

A new full repairing lease is available for a term by arrangement at a guide rent of £33,800 pa.

VAT

The property is registered for VAT, therefore VAT will be payable on the rent.

Viewing

Strictly by appointment with sole agents:-

Joseph Hughes
Greenslade Taylor Hunt
9 Hammet Street, Taunton, Somerset, TA1 1RZ

Telephone: **01823 334455**

Email: joseph.hughes@gth.net

